35 High Street, Gillingham
Kent, ME7 1BQ

Price: £958.33 PCM

EPC Rating 'TBC'

- An Attractive Double Fronted Shop
- 748 Square Feet (69.49 SqM)
- Fronting Gillingham High Street
- A Good Standard of Internal Fit-Out

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RENT
£958.33 PER CALENDAR MONTH (£11,500 PER ANNUM)

LOCATION DESCRIPTION
Gillingham High Street forms the main pedestrianised shopping street of the town, with neighbours in the street including Boots, New Look, Wilkos, Peacocks, WHSmiths, Savers, Sports Direct, HSBC and Lloyds Banks. Gillingham Train Station is located within 0.3 miles.

PROPERTY DESCRIPTION
A ground floor double fronted lock-up shop comprising:
Main Shop Area: 63.05 SqM (678 Sq Ft) GiA. Display windows.
Rear Store Room: 4.6 SqM (50 Sq Ft) with rear door plus a WC.

At the rear of the property there is vehicle access for goods.

CURRENT BUSINESS RATES
Figures from the Valuation Office show a current rateable value of £8,700 per annum as at September 2020 which normally means an amount payable of between 40%-50% of this figure. Please check with the relevant local authority which is Medway Council. You as a tenant may qualify to apply for small business rates relief meaning you could pay nothing or a proportion of this payable amount.

CURRENT CLASS OF BUSINESS USE.
The current class of business use is A1 retail as of 1st September 2020 this use class will change to an E use. Interested parties are advised to seek clarification of permitted use from the local authority.

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Agents Note: Whilst every care has been taken to prepare these marketing particulars, they are for guidance purposes only. These details, description and measurements do not form part of a contract and whilst every effort has been made to ensure accuracy this cannot be guaranteed. Interested parties must satisfy themselves by inspection or otherwise as to the correctness of them. Floor plans are not to scale and are for illustration purposes only. Any equipment, fixtures and fittings or any item referred to have not been tested unless specifically stated.

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